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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (H1)

DRAFT VARIATION TO CHANGE OF LAND USE FROM AGRICULTURAL LAND USE TO RESIDENTIAL LAND USE IN R.S.NO.804 (P) AND 805 (P) OF VENKATAPURAM (V) & G.P., ELURU MANDAL, WEST GODAVARI DISTRICT TO AN EXTENT OF AC.2.06 CENTS

[Memo No.MUNA0ELU/3/H1/2019, Municipal Administration & Urban Development (H1) Department, 18th September, 2019]

APPENDIX NOTIFICATION

The following draft variation to the Eluru General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.312, MA., Dated:25.07.1975 proposed to make in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

Notice is hereby given that the draft will be taken into consideration after the expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions received with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh at Velagapudi.

DRAFT VARIATION

The site in R.S.No.804(P) & 805(P), of Venkatapuram (V) & Gram Panchayat, Eluru, West Godavari District to an extent of Ac.2.06 cents and the boundaries of which are as shown in the schedule hereunder and which is earmarked for Agricultural land use in the General Town Planning Scheme (Master Plan) of Eluru sanctioned in G.O.Ms.No.312, MA, Dt:25.07.1975 is now proposed to be designated for Residential land use by variation of change of land use basing on the Panchayat Resolution No.15 of 2018, dated:30.08.2018 and marked as "A to G" (Residential use) in the revised part proposed land use map bearing G.T.P.No.12/2019/R available in the Panchayat Office, Venkatapuram, **subject to the following conditions that;**

1. The applicant shall provide necessary buffer on Northern side as per rules in force.
2. The applicant shall obtain prior Technical Approval from the Competent Authority before commencement of any development activity in the site under reference.
3. The applicant shall not disturb alignment of water courses, if any found in and around the proposed site under reference.
4. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	18'-0" to 13'-10" wide defunct drain.
East	:	Others vacant land.
South	:	Others vacant land and 33'-0" wide road.
West	:	Road and others vacant land.

**J. SYAMALA RAO
SECRETARY TO GOVERNMENT**